

PB# 00-19

**Lander
(Amended SP)**

35-1-46.47 & 53.22

00-19

LANDER AMENDED SITE PLAN
WINDSOR HIGHWAY - SPECIAL PERM.
- CONVERT BLDG. B TO AUTO REPAIR

Approved 1-11-01

RONALD LANDER SITE PLAN AND SPECIAL PERMIT - WINDSOR
HIGHWAY

Mr. Ronald Lander appeared before the board for this proposal.

MR. PETRO: Thi plan was previously reviewed at the 15 November, 2000 planning board meeting and the project is located in the C zone district of the Town. Okay.

MR. LANDER: We have an existing building. What we're doing is changing the use to automotive repair which requires us to obtain from the Town of New Windsor a special permit. We have the proper parking. We had to add one handicapped spot and we're not changing any of the footprint of the buildings or of any of the paved areas.

MR. PETRO: The increase in parking requirements for the auto repair use and the increase for building B is additional 8 spaces which you have provided 29 spaces on the site, you have that provided that now, right?

MR. LANDER: Yes.

MR. PETRO: Plan should provide two handicapped parking spaces which we have done.

MR. LANDER: It's on the new plan, it's not on this plan, Mr. Chairman.

MR. PETRO: It's on the new plan?

MR. LANDER: Yes.

MR. PETRO: Planning board has assumed lead agency position under SEQRA process, it's appropriate, the board could consider a negative dec following the public hearing. Special use permit, at this time, I'm going to open it up to the public for the public hearing. On November 27, 2000, 36 addressed envelopes went out containing the notice of public hearing. Is there anyone here who did like to speak on behalf of this application? Let the minutes reflect that there's no one here to speak on behalf of this application. So

I will entertain a motion to close the public hearing.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Lander site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We're only adding 8 spaces to this, gentlemen, there's no real change to the site so therefore, I think a negative dec under SEQRA process would be appropriate.

MR. LUCAS: I'll make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Lander site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 11/15/2000, there's no change to the curb cut, which is New York State road, not going to DOT, nothing local. Mark, at this time, I'm aware of no outstanding issues other than correction noted above which was.

MR. EDSALL: The additional handicapped parking space and then a very minor site bond estimate for the very few changes they're proposing.

MR. PETRO: Site bond estimate which is the normal procedure.

MR. EDSALL: Correct.

MR. PETRO: What you're going to do is correct the new plan with the handicapped and the bond you know about?

MR. LANDER: Yes.

MR. PETRO: Is there any further comments from any of the board? Entertain a motion to approve.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Lander site plan amendment on Route 32. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: I'd like to state for the record nobody gets preferential treatment, I brought the plan in late, corrected one, can't use it.

MR. PETRO: Let the minutes reflect Mr. Lander is back with the living.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LANDER SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32
SECTION 35 – BLOCK 1 – LOT 46.47 & 53.22
PROJECT NUMBER: 00-19
DATE: 13 DECEMBER 2000
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE
FOR ONE OF THE BUILDINGS ON THE MIXED-USE
SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 15 NOVEMBER 2000 PLANNING BOARD
MEETING. THE APPLICATION IS BEFORE THE
BOARD FOR A PUBLIC HEARING AT THIS
MEETING.

1. The project is located in the C Zoning District of the Town. The site previously received site plan approval during December 1987 (Application No. 87-60). This application proposes a change in use for Building B of the site, from the previously approved retail to auto repair. No physical changes are proposed to the building. The auto repair use is Special Permit Use #4 for the C Zone.

2. The primary effect of this change in use involves the increased parking requirements for the auto repair use. The increase for building B is an additional 8 spaces. The total for the site increases to 29 spaces.

The plan should provide 2 handicapped parking spaces. These should be serviced by appropriate access lanes. An additional space should be added and properly detailed on the plan.

3. The Planning Board has assumed the Lead Agency position under SEQRA. If appropriate, the board could consider a negative declaration following the Public Hearing, if no significant concerns are identified.

4. At this time I am aware of no outstanding issues, other than the correction noted above, and the submission of a cost estimate to cover the minor modifications.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', written over the printed name.

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW00-19-13Dec00.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/2001

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/11/2001	PLANS STAMPED	APPROVED
12/13/2000	PUBLIC HEARING HELD & CLOSED . NO PUBLIC COMMENT AT PUBLIC HEARING	ND: APPROVED - SUBMIT BOND ESTIMATE
11/15/2000	P.B. APPEARANCE	LA: SCHED PH
11/01/2000	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/2001

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2000	P.B. ENGINEER FEE	CHG	128.00		
11/13/2000	REC. CK. #3774	PAID		750.00	
11/15/2000	P.B. ATTY FEE	CHG	35.00		
11/15/2000	P.B. MINUTES	CHG	13.50		
12/13/2000	P.B. ATTY FEE	CHG	35.00		
12/13/2000	P.B. MINUTES	CHG	13.50		
01/22/2001	RET. TO APPLICANT	CHG	525.00		
		TOTAL:	750.00	750.00	0.00

L.R. 1-22-01

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/2001

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 0-19
NAME: LANDER AMENDED SITE PLAN
APPLICANT: LANDER, RONALD & PHYLIS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2000	REC. CK. #3829	PAID		100.00	
12/13/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/11/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/2000	2% OF COST EST. \$200.00	CHG	4.00		
01/08/2000	REC. CK #3891	PAID		4.00	
		TOTAL:	4.00	4.00	0.00



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 583-4811

**RECEIPT
#34-2001**

01/11/2001

Lander Paving

Approval

Received \$ 100.00 for Planning Board Fees, on 01/11/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



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e-mail: mhapa@ptd.net

MEMORANDUM

(via fax)

8 January 2001

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: LANDER SITE PLAN (P.B. # 00-19)

Please be advised that I have reviewed the cost estimate for the subject site. The \$200 bond amount is acceptable.

Attached is our time printout.

Contact me if you have any questions.

MJE:st
Myra010801.doc

AS OF 01/08/2001

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: B716

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: D-19

FOR WORK DONE PRIOR TO: 01/08/2001

TASK NO	REQ	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
0-19	185566	11/01/00	TIME	MUL	WS LANDER S/P AM	80.00	0.40	32.00			
0-19	185386	11/13/00	TIME	MUL	MC LANDER AM S/P REVIEW	80.00	0.50	40.00			
0-19	185404	11/14/00	TIME	MJE	MC LANDER AMP S/P REV	80.00	0.20	16.00			
0-19	186222	12/13/00	TIME	MUL	MC LANDER C/P	80.00	0.50	40.00			
TASK TOTAL								128.00	0.00	0.00	128.00
GRAND TOTAL								128.00	0.00	0.00	128.00

TOTAL P.02

Fax transmittal 1 page

Date: 12/15/00

To: Mark Edsall



From: Ron Lander

The bond estimate for adding the handicapped space that is required on our Windsor Highway property is \$200.00. This will be accomplished by means of restriping.

Thank you.

LANDER, RONALD - AMENDED SITE PLAN (00-19)

MR. PETRO: Ronald Lander amended site plan on Windsor Highway to convert a building into auto repair shop.

MR. LANDER: I have to excuse myself. This is my application. This is a pretty simple application here. It's probably not going to be too simple, seeing as I'm representing myself, but this is just changing a use that's already an existing building that's been there since approval since 1988 and it's a use, it's in a commercial zone, we have the proposed spaces, I think we have one extra space, parking space, we have the handicapped.

MR. PETRO: Which building is it?

MR. LANDER: B. It was retail at one time and now we're proposing to make it automotive repair.

MR. LUCAS: Permitted use?

MR. LANDER: Permitted use.

MR. LUCAS: You've got enough parking?

MR. LANDER: Yeah.

MR. PETRO: Ron, you comply with the additional 8 spaces that you need to comply?

MR. LANDER: Yes, Mr. Chairman.

MR. PETRO: You have a total of 29 for the site. Mark, you must of reviewed it, does he have the 29?

MR. EDSALL: He does.

MR. ARGENIO: There's 29 shown.

MR. PETRO: Parking is a non-issue, he complies.

MR. EDSALL: Only problem he has with the parking, technically, he needs to have 2 handicapped parking spaces because he's gone over 25.

MR. BABCOCK: He's got to restripe one.

MR. EDSALL: He will have to convert one.

MR. LANDER: Ah-huh.

MR. ARGENIO: Ron, the bay doors are in the back of the building?

MR. LANDER: In the rear of the building, yes. There's only a pass door in the front, handicapped ramp, sidewalk.

MR. PETRO: Again, this is a permitted use with a special use permit granted by this board.

MR. BABCOCK: That's correct.

MR. EDSALL: Correct.

MR. PETRO: Can I have a motion for lead agency?

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Lander site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You understand that we'll have to have a mandatory public hearing because of the special use permit, so I think at this time, we'd authorize to have that. Any of the board members have any other

comments?

MR. LUCAS: Why do we have to have a public hearing?

MR. PETRO: It's by special use permit by law. Most of the site is in the C zone to start with, I think you can encroach what is it make 30 feet into the next zone anyway, so looks like you'd be completely within the C zone. So we'll have the public hearing, see what comments come out of it and that's it. Thank you, Ron.

MR. LANDER: Thank you.



**McGOEY, HAUSER and EDSALL
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LANDER SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32
SECTION 35 – BLOCK 1 – LOT 46.47 & 53.22
PROJECT NUMBER: 00-19
DATE: 15 NOVEMBER 2000
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE
FOR ONE OF THE BUILDINGS ON THE MIXED-USE
SITE. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The project is located in the C Zoning District of the Town. The site previously received site plan approval during December 1987 (Application No. 87-60).

This application proposes a change in use for Building B of the site, from the previously approved retail to auto repair. No physical changes are proposed to the building.

The auto repair use is Special Permit Use #4 for the C Zone.

2. The primary effect of this change in use involves the increased parking requirements for the auto repair use. The increase for building B is an additional 8 spaces. The total for the site increases to 29 spaces.

The plan should provide 2 handicapped parking spaces. These should be serviced by appropriate access lanes. An additional space should be added and properly detailed on the plan.

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

4. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.
5. If the Board has any additional issues they would like reviewed for this Site Plan Amendment, please advise such that I can address these issues and advise the Board at the next meeting appearance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW00-19-15Nov00.doc

RESULTS OF P.B. MEETING OF: *December 13, 2000*

PROJECT: Lander Site Plan + Spec. Perm. P.B.# 00-19

LEAD AGENCY:

NEGATIVE DEC:

Sander abstaxis

1. AUTHORIZE CCORD LETTER: Y___ N___

M) LU S) A VOTE: 4 N O

2. TAKE LEAD AGENCY: Y N

CARRIED: YES ☐ NO ☒

M)___S)___ VOTE: A___N___

CARRIED: YES NO

Closed P. H.

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

MYUS) A VOTE: A4 N0 APPROVED: 12/13/00

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y ☒ N

DISCUSSION/APPROVAL CONDITIONS:

No Public speak on behalf of this proj.
Bond estimate

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2000

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/13/2000	MUNICIPAL HIGHWAY	/ /	
ORIG	11/13/2000	MUNICIPAL WATER	11/14/2000	APPROVED
ORIG	11/13/2000	MUNICIPAL SEWER	/ /	
ORIG	11/13/2000	MUNICIPAL FIRE	11/15/2000	APPROVED
ORIG	11/13/2000	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2000

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LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

11/15/2000 P.B. APPEARANCE LA: SCHED PH

11/01/2000 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/13/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/13/2000	EAF SUBMITTED	11/13/2000	WITH APPLIC
ORIG	11/13/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/13/2000	LEAD AGENCY DECLARED	11/15/2000	TOOK LA
ORIG	11/13/2000	DECLARATION (POS/NEG)	/ /	
ORIG	11/13/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	11/13/2000	PUBLIC HEARING HELD	/ /	
ORIG	11/13/2000	WAIVE PUBLIC HEARING	/ /	
ORIG	11/13/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan/~~Subdivision~~ of

Ronald Laxder

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On November 27 2000, I compared the 36 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

27th day of November, 192000

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2001

AFFMAIL.PLB - DISC#1 P.B.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

November 17, 2000

Ronald Lander
12 Cimorelli Drive
New Windsor, NY 12553

Re: 35-1-46: 35-1-47: 35-1-53.22

Dear Mr. Lander,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in cursive script that reads "L. Cook". To the right of the signature is a circular stamp containing the initials "PB".

Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Myra Mason, PB

4-2-20
Newburgh Enlarged City School Distr.
124 Grand Ave
Newburgh, NY 12550 ✓

35-1-54.21
Poly Works Inc.
P.O. Box 4417
New Windsor, NY 12553 ✓

38-3-63
Jasmine & Jeffrey Perez ✓
3 Willow Lane
New Windsor, NY 12553

35-1-43
Petro Metals Inc.
P.O. Box 928
Vails Gate, NY 12584 ✓

35-1-62
Consolidated Rail Corp. ✓
6 Penn Center Plaza
Philadelphia, PA 19103

38-3-64
Donna Gamma ✓
4 Scenic Drive
Newburgh, NY 12550

35-1-44
Tracy Allison & George Chaleff ✓
5 Chaleff's Lane
New Windsor, NY 12553

35-1-110
Rosemarie & James Petro ✓
238 Maharay Lane
New Windsor, NY 12553

42-1-1.1
Carlos S. Scheer ✓
38 Dogwood Hills Rd
Newburgh, NY 12550

35-1-45
George Ross ✓
P.O. Box 616
Pomona, NY 10970

38-1-19
Cynthia & Daniel Valeri ✓
P.O. Box 65
Vails Gate, NY 12584

42-1-1.21
Jennie & Sabatino Martinisi ✓
273 Windsor Hwy
New Windsor, NY 12553

35-1-48
United National Mortgage LLC ✓
280 Windsor Hwy
New Windsor, NY 12553

38-1-20
Jody & Richard Zanetich ✓
7 Windsor Garden Drive
New Windsor, NY 12553

42-1-1.22
Richard Harris ✓
275 Windsor Hwy
New Windsor, NY 12553

35-1-50
Faith & Stephen Kuprych ✓
279 Windsor Hwy
New Windsor, NY 12553

38-1-21
Petra & Carl Fiorelli ✓
9 Windsor Garden Drive
New Windsor, NY 12553

42-1-2
Bertha & Garrison Karpoff ✓
8 Willow Lane
New Windsor, NY 12553

35-1-51
Agnes Cavalari ✓
89 Bethlehem Rd
New Windsor, NY 12553

38-1-22
Khan Mahammad Haleem & Najmus Sahar ✓
16 Green Bower Lane
New City, NY 10956

42-1-3
Laurie & Christopher Orr ✓
10 Willow Lane
New Windsor, NY 12553

35-1-52
Scott Rollo ✓
287 Windsor Hwy
New Windsor, NY 12553

38-3-60
Marilyn & Harold McMahon Jr. ✓
9 Willow Lane
New Windsor, NY 12553

42-1-4
Sally & Herman Ingram ✓
12 Willow Lane
New Windsor, NY 12553

35-1-53.21
Joseph Kaufman Properties ✓
of New Windsor
5 Quickway Rd, Unit 201
Monroe, NY 10950

38-3-61
Robert Toohey ✓
7 Willow Lane
New Windsor, NY 12553

42-1-13
Anne Marino ✓
293 Windsor Hwy
New Windsor, NY 12553

35-1-54.1
Terri & Seymour Bordon ✓
C/o Carpet Mills Outlet
294 Windsor Hwy
New Windsor, NY 12553

38-3-62
Antonietta & John Guerriero ✓
23 Willow Parkway
New Windsor, NY 12553

42-1-14
KLJ Corporation ✓
P.O. Box 4520
New Windsor, NY 12553

✓
Continental Manor
P.O. Box 4301
New Windsor, NY 12553

✓
George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

✓
Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

✓
Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553

✓
James R. Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553

✓
Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Ave
New Windsor, NY 12553

6
30
36 Mailed

Ron Landers
Excused
himself

P.B.# 00-19

Convert one space for handicap parking

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/13/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-19
NAME: LANDER AMENDED SITE PLAN
APPLICANT: LANDER, RONALD & PHYLIS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/13/2000	REC. CK. #3774	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

A. Zappalo

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 583-4811

RECEIPT
#851-2000

11/13/2000

Frank Lander Paving, Inc. #00-19 *Special Permit*

Received \$ 200.00 for Planning Board Fees, on 11/13/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#850-2000

11/13/2000

Frank Lander Paving Inc. *#00-19 Application Fee*

Received \$ 100.00 for Planning Board Fees, on 11/13/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/15/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-19

NAME: LANDER AMENDED SITE PLAN

APPLICANT: LANDER, RONALD & PHYLIS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/13/2000	EAF SUBMITTED	/ /	
ORIG	11/13/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/13/2000	LEAD AGENCY DECLARED	/ /	
ORIG	11/13/2000	DECLARATION (POS/NEG)	/ /	
ORIG	11/13/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	11/13/2000	PUBLIC HEARING HELD	/ /	
ORIG	11/13/2000	WAIVE PUBLIC HEARING	/ /	
ORIG	11/13/2000	AGRICULTURAL NOTICES	/ /	



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-19
DATE PLAN RECEIVED: NOV 13 2000

RECEIVED

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Ronald F. Linder - Phyllis E. Silver has been
reviewed by me and is approved L
disapproved _____.

~~If disapproved, please list reason~~ _____

Call water Dept. R. work out if
necessary

HIGHWAY SUPERINTENDENT

DATE

Steve D. D.

11-14-00

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: November 15, 2000

SUBJECT: Lander & Silver Site Plan

Planning Board Reference Number: PB-00-19

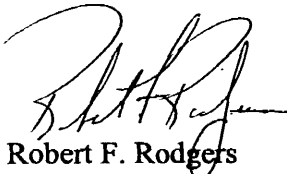
Dated: 13 November 2000

Fire Prevention Reference Number: FPS-00-041

A review of the above referenced subject site plan was conducted on 13 November 2000.

This site plan is acceptable.

Plans Dated: 4 November 2000 Revision 1

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

Robert F. Rodgers
Fire Inspector

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☒ Special Permit ☒

Tax Map Designation: Sec. 35 Block 1 Lot 416-417.53.22

1. Name of Project Amended Site Plan - Change of Use Auto Repair

2. Owner of Record Ronald F. Handert + Phyllis Silver Phone 565-4372

Address: 12 Cimarron Dr New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same Phone Same

Address: Same
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Crews + Hildreth Phone 565-6652

Address: 407 South Plank Road Unit 3 Newburgh NY
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney None Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Ronald F. Handert 565-4376 or 542-1117
(Name) (Phone)

7. Project Location:

On the West side of Rt. 32 300 feet
(Direction) (Street) (No.)
South of Willow Lane
(Direction) (Street)

8. Project Data: Acreage 2.45 Zone C School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) One lot -
Changing Use of Bldg. B

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

13th DAY OF November 19 2000

Rondele Lee
APPLICANT'S SIGNATURE

Deborah Green
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
NOTARY PUBLIC
Commission Expires July 15, 2001

Rondele E. Lee
Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED

NOV 13 2000
DATE APPLICATION RECEIVED

00-19
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>Ronald F. Lander-Phylis Silver</u>	2. PROJECT NAME <u>Change of Use</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>278 Windsor Hwy Rt 32 New Windsor NY -</u> <u>Nearest Intersection Willow Lane + Rt. 32</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Change of Use - From Retail to Auto Repair</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.45</u> acres Ultimately <u>2.45</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Special Permit Town of New Windsor for Auto Repair</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Ronald F. Lander & Phylis Silver</u>	Date: <u>11/00.13/2000</u>
Signature: <u>Ronald F. Lander</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
1

RECEIVED

NOV 13 2000

00-19

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

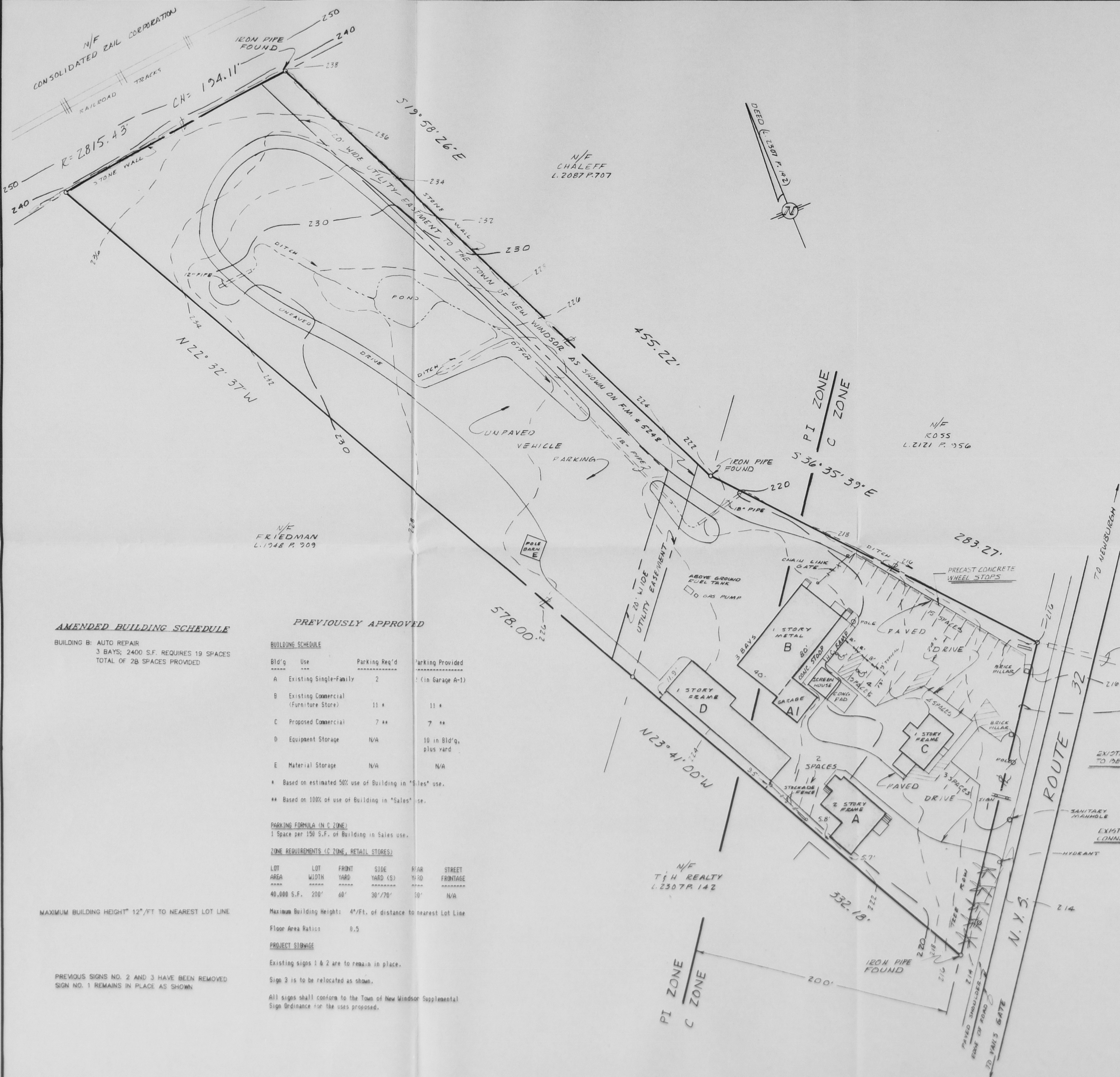
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date



AMENDED SITE PLAN NOTES

1. BEING AN AMENDMENT TO A SITE PLAN PREVIOUSLY APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD ON 18 FEBRUARY 1988.
2. OWNER/APPLICANT: RONALD F. LANDER AND PHYLIS E. SILVER
278 WINDSOR HIGHWAY
NEW WINDSOR, N.Y. 12553
3. PROPOSED USE: AS PREVIOUSLY APPROVED AND CONVERSION OF BUILDING B TO AUTO REPAIR WITH THREE (3) BAYS; COLUMN B ITEM 4
4. PLAN REVISIONS RESULTED FROM A FIELD INSPECTION COMPLETED ON 3 NOVEMBER 2000.



AREA LOCATION PLAN
SCALE: 1" = 1,000' ±

PREVIOUSLY APPROVED

- NOTES
1. Being a Site Development Plan for lands shown on the Town of New Windsor Tax Maps as Section 35, Block 1, Lots 46, 47 & 53, 22.
 2. OWNERS/APPLICANTS: Francis A. & Clara A. Lander
278 Windsor Highway
New Windsor, N.Y. 12550
 3. TOTAL PARCEL AREA: 2.45+ Acres.
 4. PROPERTY ZONE: P 1 - C
 5. Boundaries shown hereon are from field survey completed on 29 June 1987.
 6. Topographic data shown hereon is from field survey completed on 29 June 1987; Elevation Datum: U.S.G.S. +; Contour Interval: two (2) feet
 7. PROPOSED USE: Conversion of existing building to Commercial use (see building schedule).
 8. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

AMENDED REVISIONS BY:

REVISIONS	DATE	DESCRIPTION
11/4/00	AMENDED SITE PLAN	
12/13/00	REVISED PARKING	

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 11 2001

By: *[Signature]*
By: *[Signature]*

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

PLAN FOR:
RONALD F. LANDER & PHYLIS E. SILVER
TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

REVISIONS	DATE	DESCRIPTION
11/4/00	AMENDED SITE PLAN	
12/13/00	REVISED PARKING	

AMENDED SITE PLAN

Scale: 1" = 40'
Date: 17 AUG 1987
Job No: 87-073

